

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Vissakoderu Gram Panchayat (vicinity Village of Bhimavaram Town, West Godavari District) - Certain variation to the Master Plan - Change of land use from Public and Semi Public use zone to Residential use in R.S.No.391/Part of Vissakoderu Gram Panchayat to an extent of Ac.0.975 cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 694

Dated the 3rd December, 2009.

Read the following :-

1. G.O.Ms.No.951 MA., dated 27.11.1987.
2. From the Director of Town & Country Planning, Hyderabad, Letter Roc.No.471/2009/R, dated 25.03.2009.
3. Government Memo. No.5279/H1/2009-1, Municipal Administration and Urban Development Department, dated 30.06.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.471/09/R, dated 04.08.2009.
5. Government Memo. No.5279/H1/2009-2, Municipal Administration and Urban Development Department, dated 28.08.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.412, Part-I, dated 1.9.2009.
7. From the Panchayat Secretary, Vissakoderu Gram Panchayat, Letter Roc.No.71/2009, dated 6.11.2009.

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ORDER:

The draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987 was issued in Government Memo. No.5279/H1/2009-2, Municipal Administration and Urban Development Department, dated 28.08.2009 and published in the Extraordinary issue of A.P. Gazette No. 412, Part-I, dated 1.9.2009. No objections and suggestions have been received from the public within the stipulated period. The Panchayat Secretary, Vissakoderu Gram Panchayat in his letter dated 6.11.2009 has informed that the applicant has paid an amount of Rs.13,811/- (Rupees thirteen thousand eight hundred and eleven only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**PUSHPA SUBRAHMANYAM,
PRINCIPAL SECRETARY TO GOVERNMENT. (I/c)**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Panchayat Secretary, Vissakoderu Gram Panchayat, Palakoderu Mandal, West Godavari District.

Copy to:

The individual through the Panchayat Secretary, Vissakoderu Gram Panchayat, Palakoderu Mandal, West Godavari District.
The District Collector, West Godavari District.
The Private Secretary to Minister for MA&UD.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Bhimavaram Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 412, Part-I, dated 1.9.2009 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.391/P of Vissakoderu G.P., (vicinity Village of Bhimavaram Town), West Godavari District to an extent of 0.975 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Bhimavaram Town sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987 is designated for Residential use by variation of change of land use as marked "ABCD" as shown in the revised part proposed land use map GTP No.21/2009/R, which is available in Municipal Office, Bhimavaram Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain necessary permission from the competent authority.
8. The applicant shall handover road affected portion under existing 18'-0" road to be widened to 40'-0" wide road at free of cost through Registered Gift Deed.
9. The applicant shall maintain 10'-0" green belt to maintain required buffer (i.e., 30'-0" existing 20'-0" wide road proposed 10'-0" green belt) between Nala and the proposed site under reference as per rules.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : Vacant site of Smt. M.V. Lakshmi, W/o Venkata Ramana in R.S.No.391/Part.
- East : Existing 18'-0" wide road to be widened to 40'-0" wide road.
- South : Existing 50'-0" to 54'-0" wide road to be widened to 60'-0" wide as per Master Plan
- West : Existing 20'-0" wide bund followed by 12.0 M wide Gunupudi south drain.

PUSHPA SUBRAHMANYAM,
PRINCIPAL SECRETARY TO GOVERNMENT. (I/c)

SECTION OFFICER